

P98-065 - Tentative Map Time Extension

- REQUEST:
- A. Environmental Determination: Prior Negative Declaration.
 - B. Tentative Map Time Extension for three years to subdivide two parcels totalling 6.2± acres into 36 residential lots in the Standard Single Family (R-1) zone.
 - C. Subdivision Modification to create one lot in excess of 160 feet in depth.

LOCATION: NEC of Bellview & Lemon Hill Avenues
APN: 038-052-001& 017
Council District 6

APPLICANT:	Morton & Pitalo c/o John Pitalo,(916)927-2400 1788 Tribute Rd. Ste. 200 Sacto. 95815
OWNER:	Christensen eT sL, c/o Amer.Equity Service Inc. 7919 Pebble Beach Dr. #105 Citrus Heights 95610
PLANS BY:	Morton & Pitalo c/o John Pitalo (916)927-2400 1788 Tribute Rd. Ste.200 Sacto. 95815
APPLICATION FILED:	June 12, 1998
STAFF CONTACT:	Bridgette Williams, (916) 264-5000

SUMMARY: The applicant is requesting a three year time extension for an approved Tentative Map prior to its expiration date (September 14, 1998). The subject site is on 6.2 ± acres in the Standard Single Family (R-1) zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issue is the overall map design and its compatibility with surrounding residential neighborhoods.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on the project's consistency with the General Plan land use designation, policies and the project's compatibility with surrounding residentially zoned

lots in the immediate area. Upon approval by the Planning Commission, the three year time extension for the Tentative Map will expire September 14, 2001.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1, Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Single Family Residential; R-1
 East: Single Family Residential & Church; R-1
 West: Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	6.2 ± gross acres 5.5 ± net acres
Density of Development:	6.0 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Building Permits	Development Services Division

BACKGROUND INFORMATION:

On September 14, 1995, the City Planning Commission approved a Tentative Map to subdivide a 6.2± partially developed acres into 36 lots for residential development (P95-009). The Tentative Map approved is effective for a two year period from the date of its original approval (September 14, 1997). The Subdivision Map Act allows Tentative Maps for a term of five years (2 with original map approval\3 with extension requested). On May 14, 1996, an additional one year map extension was approved by Governor Wilson (September 14, 1998) for all tentative maps that were approved prior to that date and which were valid and/or in process on or prior to that date (May 14, 1996).

This legislative action provided that the one year extension be in addition to any other extensions allowed by the Subdivision Map Act. With the one year extension granted by Governor Wilson, the proposed Tentative Map may have a maximum term of up to six years (2 with original approval, 3 with extensions requested and one year with legislation).

Because the approved map was valid during the legislative action by Governor Wilson, the Tentative Map Extension falls under the May 14, 1996 legislation and the City's five year term. With the approval of the three year extension requested, the Tentative Map will expire **September 14, 2001**. No other map extensions could be granted since the three year extension ends the 5 year term of the map. The Subdivision Modification is tied to the originally approved Tentative Map and will also expire September 14, 2001.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project proposal is consistent with the General Plan land use designation. The proposed subdivision promotes the goals of the General Plan, in that, adequate land for residential infill development is planned to maximize housing construction on urban vacant properties (SGP 3-47). The proposed residential development will also meet the goal of the City to provide affordable housing for all income groups. The residential lots are consistent with surrounding lots in the area.

B. Tentative Map Design - Subdivision Modification

The overall map design is consistent with the originally approved map (P95-009). Access to the newly established residential lots is from Bellview and Lemon Hill Avenues. Lots 17 through 26 will receive access from the proposed cul-de-sac. The new residential subdivision will create lots ranging from 5,800 square feet to 6,400 square feet in size. The overall map design, lot sizes and circulation patterns are in keeping with the R-1 zone and surrounding residential development.

The overall lot sizes and lot design are compatible with surrounding residential development in the area. The Sacramento Subdivision Ordinance requires maximum lot depths of 160 feet or less. One of the proposed 36 single family lots is greater than the maximum required lot depth (165') for a single family residence. A Subdivision Modification is, therefore, necessary to allow the creation of a lot greater than 160 feet in depth. Due to the overall lot patterns proposed, one lot exceeds the 160 foot lot depth. The proposed deep lot will not impact the overall lot pattern nor the street design proposed for the subdivision. Staff is not opposed to the 165 foot deep lot proposed since it fits within the subdivision design and is in alignment with adjacent parcels proposed. Additionally, the project is an infill

project subject to existing development constraints in the immediate area. Lot sizes west of the deep lot are in conformance with the required 100 foot minimum lot depth which limits the possibility to shorten the deep lot. Staff is not opposed to the Tentative Map Time Extension or the Subdivision Modification provided the attached conditions are met.

As previously mentioned above, the Tentative Map upon approval will expire on September 14 2001. If a Final Map has not been recorded by the expiration date, a new Tentative Map will be required. The Tentative Map shall also be subject to the original conditions of the tentative map (P95-009) and any new conditions required by the Subdivision Review Committee. The Subdivision Modification is also tied to the Tentative Map Extension which will expire on September 14, 2001.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The ratified Negative Declaration has been prepared for the original approved entitlements (Tentative Map & Subdivision Modification) (P95-009) kept on file in the Planning Division Office.

Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, a Negative Declaration was previously prepared and ratified for the original project, and that no further environmental review is required or permitted for purposes of considering the entitlements of this project (P98-065), which represent only a time extension of the original Tentative Map and a Subdivision Modification tied to the map.

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Notice of Decision identifies conditions from various agencies.

C. Subdivision Review Committee Recommendation

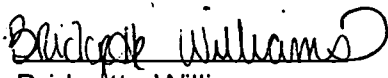
On August 5, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed tentative map time extension and Subdivision Modification subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map Time Extension and Subdivision Modification. The Planning Commission action may be appealed to the City Council. The appeal must be filed within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision approving the Tentative Map Time Extension for the Tentative Map and Subdivision Modification to subdivide property into 36 residential parcels on 6.2 ± vacant acres in the Standard Single Family (R-1) zone.

Report Prepared By,


Bridgette Williams
Associate Planner

Report Reviewed By,



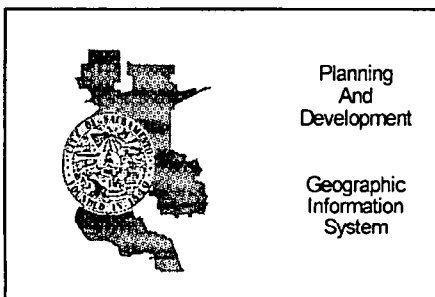
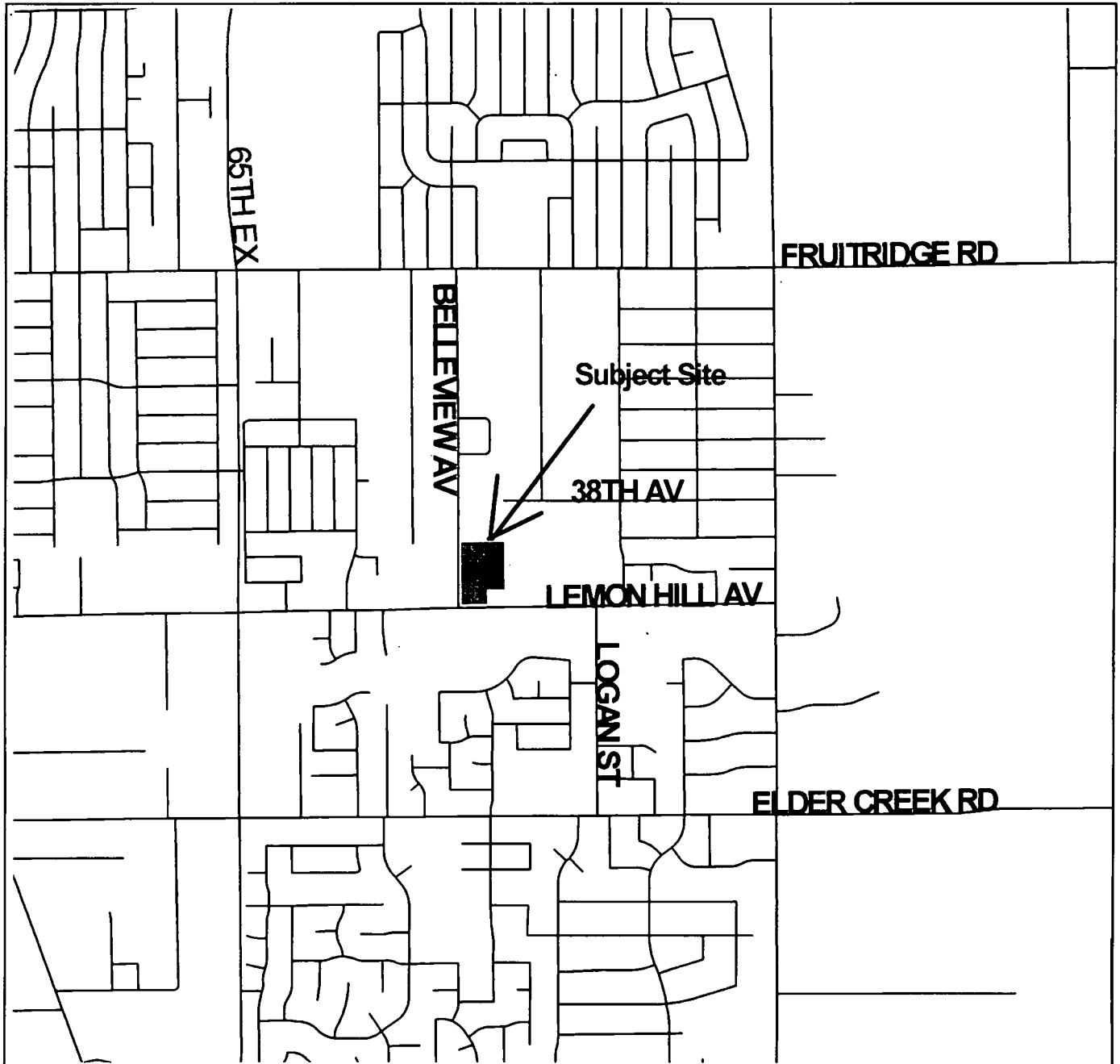
Don Smith
Associate Planner

Attachments

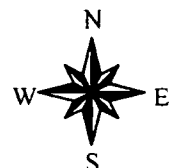
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision approving the Tentative Map Extension & Subdivision Modification
Exhibit C-1	Tentative Map

Attachment A

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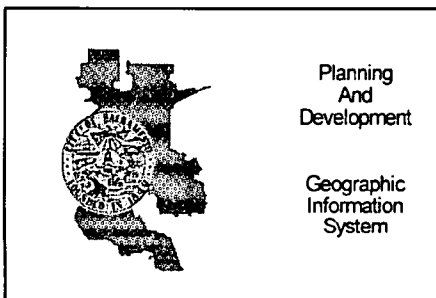
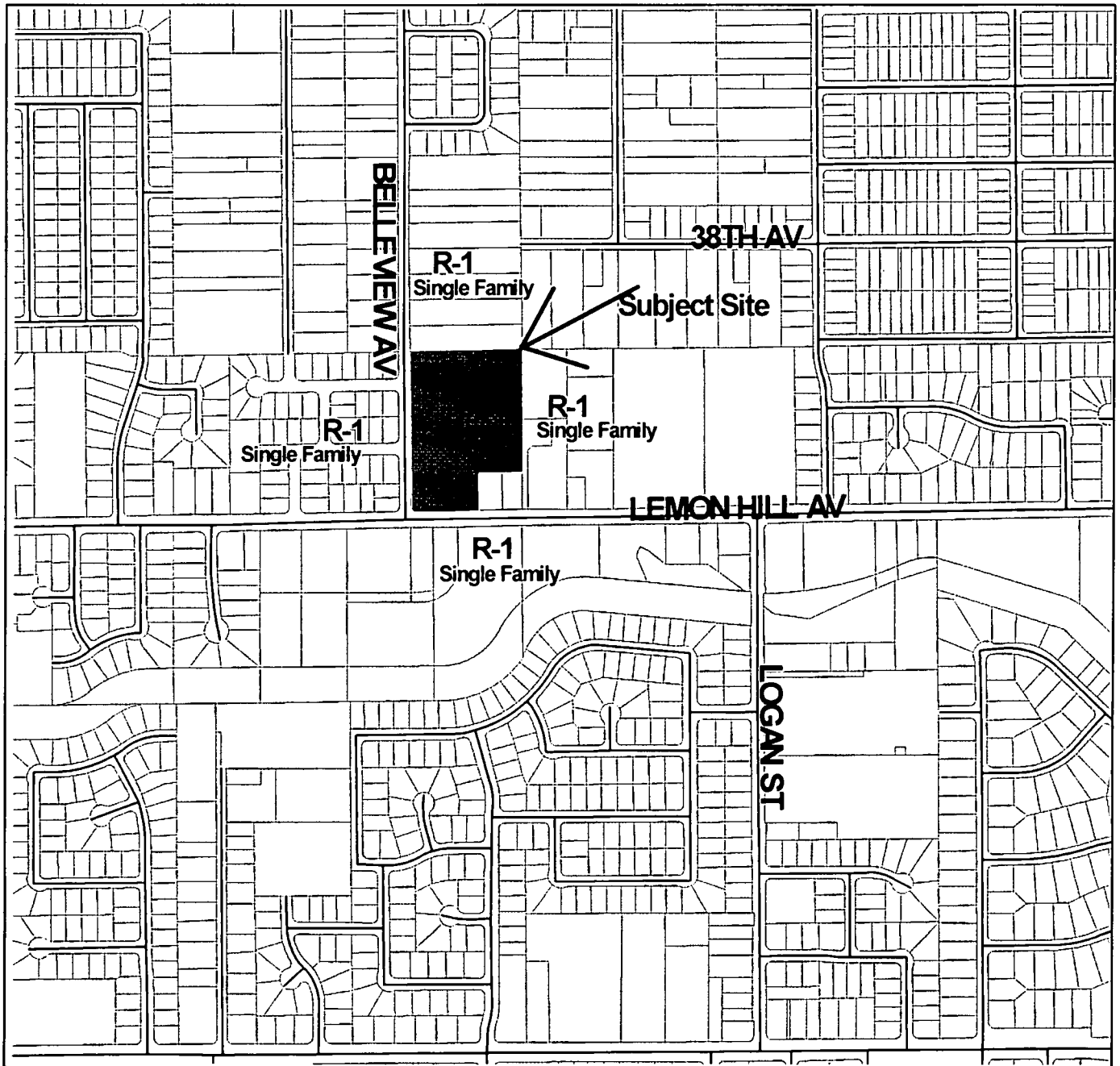
Vicinity Map
P98-065



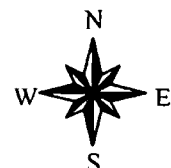
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Attachment B

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Land Use & Zoning Map
P98-065



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ATTACHMENT C

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**NOTICE OF DECISION AND FINDINGS OF FACT FOR
BELLVIEW ESTATES TENTATIVE MAP TIME EXTENSION AND SUBDIVISION
MODIFICATION FOR THREE YEARS, LOCATED AT THE NEC OF BELLVIEW &
LEMON HILL AVENUES, SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE
FAMILY (R-1) ZONE. (P98-065) (APN: 038-052-001 & 017)**

At the regular meeting of September 10, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Prior Negative Declaration**
- B. **Approved the Tentative Map Time Extension for three years to subdivide two parcels into 36 residential parcels on 6.2 ± vacant acres in the Standard Single Family (R-1) zone.**
- C. **Approved the Subdivision Modification to create one lot in excess of 160 feet in depth.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration: The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 1. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, a negative declaration was previously prepared and ratified for the original project, and that no further environmental review is required or permitted for purposes of considering the entitlements of this project (P98-065), which represent only a Time Extension of the original Tentative Map.
 - 2. Based upon the previous Negative Declaration there is no substantial evidence that the project will have a significant effect on the environment.

- B. Tentative Map Time Extension: The Tentative Map Three Year Time Extension to subdivide two parcels into 36 residential parcels on 6.2 ± vacant acres in the Standard Single Family (R-1) zone is approved subject to the following findings of fact and conditions of approval:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan.
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- C. Subdivision Modification (From Section 40.1022) of the Subdivision Regulations to increase lot depths: The Subdivision Modification to create one lot in excess of 160 feet in depth in a newly established residential subdivision on 6.2 ± vacant acres in the Standard Single Family (R-1) zone is approved subject to the following findings of fact and conditions of approval:
1. The property to be divided contains such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in this particular case to conform to the strict application of these regulations; the specific circumstance is that the new subdivision is surrounded by existing development which limits the ability to obtain additional acreage.
 2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity due to conditions placed on the project.

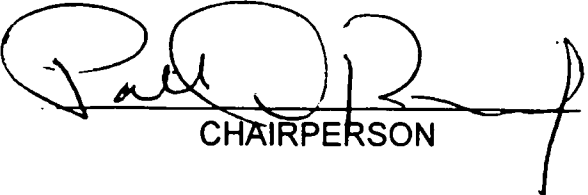
from the Department of Utilities by calling 264-1400.

18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
19. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

20. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. A hammerhead driveway turning area shall be provided on Lots 34-36;
21. Negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
22. The proposed project is located in the 100-year floodplain, designated as an AR zone on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone, all new residential development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.


CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

9-10-98
DATE (P98-065)

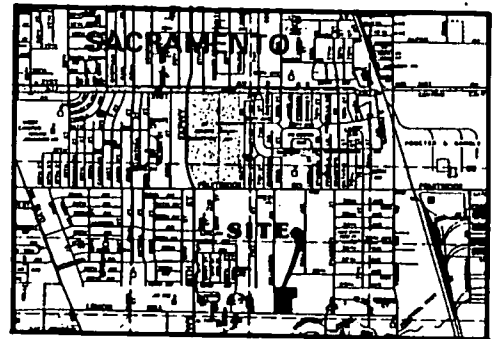
Exhibit C-1 - Bellview Estates Tentative Map Time Extension



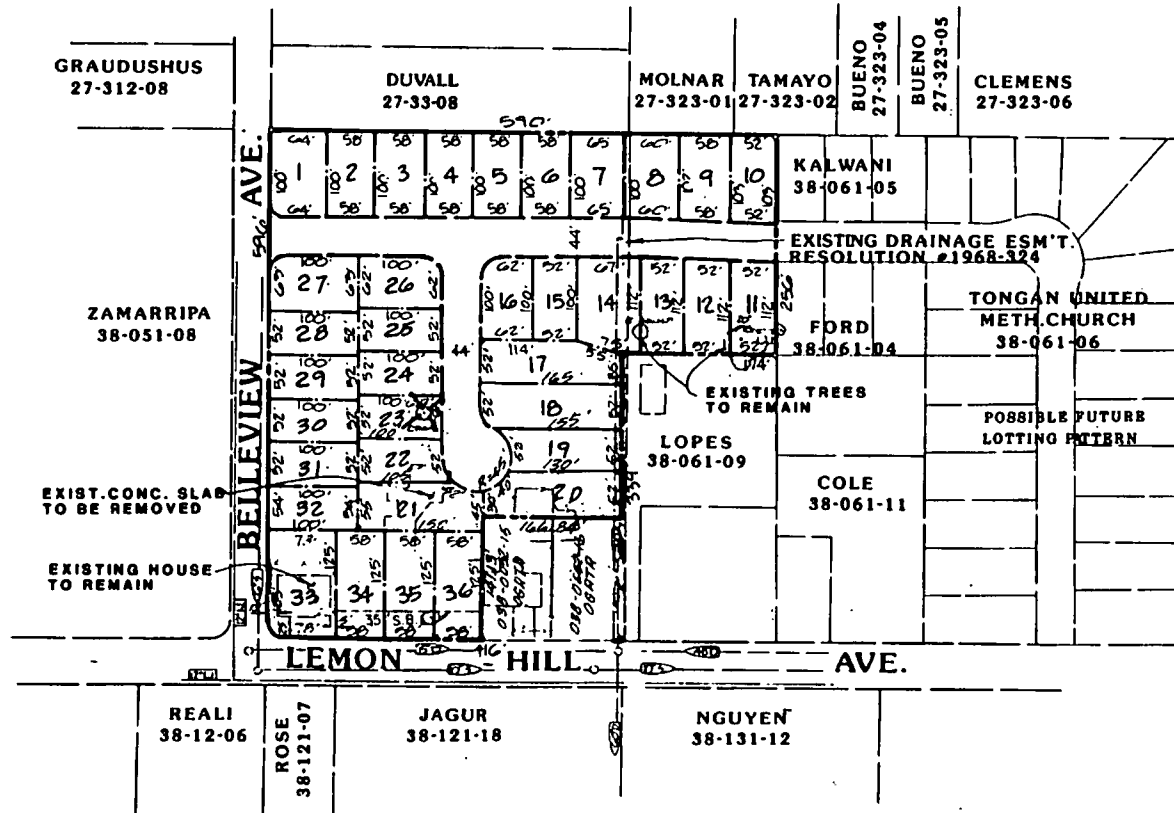
TENTATIVE SUBDIVISION MAP
BELLEVUE ESTATES
 CITY OF SACRAMENTO JULY 1998



SCALE: 1" = 100'
 0 100 200
 SCALE IN FEET



VICINITY MAP
 NO SCALE



- STORM DRAINAGE)
 - SEWITARY SEWER)
 - WATER)
 - SCHOOL DISTRICT) CITY OF SACRAMENTO
 - PARKS & RECREATION)
 - FIRE PROTECTION)
 - POLICE PROTECTION)
 - ELECTRICITY)
 - SMUD)
 - GAS)
 - PG&E)
 - TELEPHONE)
 - PACIFIC BELL)
- OWNER**
 CHRISTENSEN, et al.
 C/O AMERICAN EQUITY SERVICE, INC.
 7919 PEBBLE BEACH DRIVE
 SUITE 105
 CITRUS HEIGHTS, CA 95610
- APPLICANT/ENGINEER**
 MORTON & PITALO, INC.
 1788 TRELUITE RD. SUITE 200
 SACRAMENTO, CA 95815
- ASSESSOR'S PARCEL NO.'S**
 038-052-17,
 038-061-01.
- AREA**
 6.2 AC
- ZONING**
 R-1

REVISED: JUNE 1995
 DELETED LOTS 37&38

TENTATIVE MAP EXTENSION
 JULY 1998

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EXHIBIT C-1